

**CITY COUNCIL
STUDY SESSION MINUTES
May 14, 2013**

The Study Session of the Monroe City Council was held on May 14, 2013, in the Council Chambers at City Hall. Mayor Zimmerman called the meeting to order at 7:00 p.m.

Councilpersons present: Goering, Cudaback, Williams, Kamp, Davis, Gamble (after roll call), and Hanford.

It was noted that Councilperson Gamble would be late.

Staff members present: Nelson, Roberts, Peterson, Quenzer, Popelka, Sax, and Martinson.

Student Representative Harano was present (after Roll Call).

City Attorney Zach Lell was not present.

The meeting was opened with the Pledge of Allegiance.

PUBLIC HEARING

1. Public Hearing on the Formation of a Local Improvement District (LID) for 157th Place SE Sewer Main (Valley View)

Finance Director Nelson gave a brief introduction explaining that a petition to form a local improvement district (LID) was submitted to the city for a sewer to be put in on 157th; to allow homeowners to connect to the sewer system and no longer use their current septic systems. When they signed the petition, they didn't know the cost, which is approximately \$34,000, plus a capital connection fee of \$6,000. The City would have to pay the difference between the added value to the property and what the costs would be.

Councilperson Gamble entered Council Chambers at 7:06 pm.

Mayor Zimmerman opened the public hearing.

Velma Smith, 157th Place, Monroe, is retired and couldn't afford to pay for sewer. Please vote no.

Alan Smith, 17803 157th Place SE, Monroe, expressed his three points of concern: people can't afford the costs; it's an unusual petition, with 7-9 households against it; and the assessment can't exceed the added value to the property. He asked Council to vote against the LID.

Willie Alberg, 17801 157th Pl. SE, Monroe, has lived there 50+ years and doesn't want

to move, which she would have to if assessed.

Maria Chavez, 17804 157th Pl. SE, Monroe, stated her dad can't afford to pay for sewer; even payments would be hard.

John Harr, 17802 157th Pl. SE, Monroe, explained that he didn't understand that the petition was about sewers when approached last year. Their septic tank works great; they couldn't pay this financial burden.

Jose Alfredo, 17712 157th Pl. SE, Monroe, doesn't have money to pay for sewer.

Student Representative Harano entered Council Chambers at 7:17 p.m.

Justin Barksdale 17806 157th Pl. SE, Monroe, can't afford to pay for the sewer connection, which doesn't add a lot of value to property.

Drew Bryan, 17706 157th Place SE, Monroe, can't afford the sewer hook-up, as he has twins and a stay at home wife.

Richard O'Hearn, 17704 157th Pl. SE, Monroe, didn't sign the petition; most of the people don't want this, don't need it, and don't have the disposable income.

Victoria Strand, 17805 157th Pl. SE, Monroe, is concerned; she knew this was not viable for most of the neighbors. Mr. Reno told them that signing the petition was just to find out how much it would cost.

John Elsbree, 17632 157th Pl. SE; Monroe, stated that the cost-benefit isn't there. Those 15 parcels have lost \$1.8M in value; people can't afford to pay. The petition wasn't pitched the way it ended up.

After receiving public testimony, the motion was made by Councilperson Hanford and seconded by Councilperson Kamp, to close the public testimony portion of the public hearing. On vote,

Motion carried 7/0.

Mayor Zimmerman asked for clarification of what the anticipated action was for tonight. Director Nelson explained that Council is expected to decide whether or not to go forward with the formation of the LID.

The motion was on the floor to close the public testimony portion of the public hearing. On vote,

Motion carried 7/0.

After clarifying questions, the motion was made by Councilperson Williams and seconded by Councilperson Gamble, to cease the formation of the LID. The motion was withdrawn, in favor of a motion closing the public hearing.

The motion was made by Councilperson Williams and seconded by Councilperson Kamp, to close the public hearing. On vote,

Motion carried 7/0.

The motion was made by Councilperson Williams and seconded by Councilperson Gamble, to cease the formation of the LID. On vote,

Motion carried 7/0.

MEETING RECESSED FOR A TWO-MINUTE BREAK:

7:30 p.m.

MEETING RECONVENED INTO REGULAR SESSION:

7:32 p.m.

COMMENTS FROM CITIZENS

David Remlinger 12525 Old Snohomish Road, addressed Council regarding their property outside city limits. He would like it included in the Comp Plan to expand the UGA. He explained the benefits to the city.

BUSINESS & ACTION ITEMS

ANNOUNCEMENTS & PRESENTATIONS

1. Proclamation: Public Works Week

Mayor Zimmerman read the proclamation announcing Public Works Week May 19-25, 2013.

CONSENT AGENDA

1. Interlocal Agreement for the North Sound Metro Special Weapons and Tactics (SWAT) Crisis Negotiating Team

2. Resolution Declaring Utility Fleet Equipment & Other Equipment as Surplus

The motion was made by Councilperson Cudaback and seconded by Councilperson Hanford, to approve the Consent Agenda. On vote,

Motion carried 7/0.

NEW BUSINESS

1. Ordinance Extending Marijuana Related Land Use Interim Regulations/1st Reading

Planning and Permitting Manager Popelka explained that the required public hearing was held last week, and that this was the first reading of the ordinance to extend the interim ordinance that expires in June.

The motion was made by Councilperson Kamp and seconded by Councilperson Davis, to accept as first reading Ordinance #007/2013 renewing interim zoning regulation adopted under Ordinance 026/2012 and codified in Chapter 18.70 MMC Marijuana Related Uses; adopting findings in support thereof; providing for severability and establishing an effective date. On vote,

Motion carried 7/0.

2. Urban Growth Area (UGA) Expansion

Economic Development Manager Sax gave the background on the County and City docket procedures. In order to expand the UGA, the City should act before the County Council May 29th. He explained the hurdles to overcome. The next opportunity to expand the UGA would be 2019. If placed into the City's docket cycle, an environmental impact statement would need to be done. He suggested drafting a resolution to enter into County record on May 29th.

After comments/discussion, the motion was made by Councilperson Hanford and seconded by Councilperson Williams, to direct staff to include the proposed UGA expansion on the 2013 Comprehensive Plan docket. ETC. Manager Sax suggested an amendment to the motion to include potential cost sharing with landowners in the area. The amendment was accepted by the motion maker and seconder of the motion.

After further discussion, the motion was on the floor. On vote,

Motion carried 7/0.

FINAL ACTION

1. Resolution Approving Rose Lane Estates (Dennis Addition) Plat

Planning & Permitting Manager Popelka gave a brief overview, explaining that all improvements have been finished with minor exceptions. They are recommending approval.

After discussion, the motion was made by Councilperson Goering and seconded by Councilperson Hanford to adopt Resolution #2013/016 approving the final plat of Rose Lane Estates and authorizing the Mayor and City Clerk to execute written approval on the face of the Rose Lane Estates Final Plat upon completion of review and approval by the City Engineer and Subdivision Administrator and all necessary financial securities have been submitted and fees paid; with the amendment that the far East part of 159th St SE be named compliant with Monroe addressing.

After discussion and clarifying questions, Councilperson Goering changed his motion to not include his amendment. The seconder of the motion accepted the amendment to the motion. On vote,

Motion carried 7/0.

2. Interim Ordinance Amending Chapter 18 MMC/Interim Sign Code/2nd & Final Reading

Economic Development Manager Sax gave a brief overview explaining that they had tightened up some of the language pertaining to the portion regarding the 45' height pertaining to the signs near 522.

The motion was made by Councilperson Hanford and seconded by Councilperson Goering, to accept as second and final reading Ordinance #006/2013 amending Interim Ordinance #002/2013 with respect to height limitations on certain freestanding limited highway signs as proposed in Exhibit 1.

After comments, the motion was on the floor to adopt Ordinance #006/2013. On vote,

Motion carried 7/0.

Mayor Zimmerman stated for the record that Councilperson Gamble joined the Council meeting over an hour ago.

After an explanation why this item was needed, the motion was made by Councilperson Goering and seconded by Councilperson Kamp, to add an item to the agenda to appoint the Mayor Pro-tem as administrator to the City's contract with Aramark. On vote,

Motion carried 7/0.

Councilperson Goering explained that Mayor Zimmerman reported on the record last week that he now works for Aramark, a City vendor, and they needed someone else to administer the contract.

The motion was made by Councilperson Goering and seconded by Councilperson Kamp, to appoint the Mayor Pro-tem as the administrator for the contract with Aramark for 2013. On vote,

Motion carried 7/0.

MEETING RECESSED & RECONVENED IN STUDY SESSION: 8:24 P.M.

STUDY SESSION TOPICS:

1. Economic Development Goals (verbal report only)

Economic Development Manager Sax presented his goals, explaining how the past affects the City in looking forward. He summarized the transactions that have occurred in the last 18 months. He also explained some of the policy issues and action to improve. He gave an overview of his community involvement and of the focus going forward on eight key items: 1. North Kelsey land sales; 2. IPZ – long-term focus; 3. EB5 regional center; 4. Comp Plan Update; 5. Review mitigation fees; 6. The landfill potential; 7. Downtown Festival lot; and 8. Chamber support is essential and he will continue working with them.

2. Discuss Comprehensive Plan Amendment Natural Environment

Planning & Permitting Manager Popelka gave a brief overview, explaining that part of the Comp Plan update is to review many chapters. Natural Environment is the first chapter in the plan. He suggested Council consider removing and updating language on items completed or no longer relevant. He explained the three options

for updating this element, stating that the Planning Commission prefers the first alternative.

After comments/discussion, Council consensus was to go with Alternative #1 (dispersing the information throughout the Plan).

3. Review Contract Provisions: Allied Waste

Finance Manager Nelson gave a brief summary of the situation, explaining that going after liquidated damages is the only option at this point. There would be an incident report and this matter could end up in court.

After discussion, it was determined that Finance Director Nelson would provide Council with the dollar amount involved in liquidated damages.

4. Department Reports

Senior Engineer Scott Peterson gave updates on their various projects, including US2; Fremont Street; Powell Street; and the Miracle Field restrooms.

Planning & Permitting Manager Popelka stated that Melissa Sartorius had passed her national exam. He also gave updates on several projects in development, including: the Western Heritage Museum; the developer for Eaglemont has begun clearing the land; the developer for Bear Mountain Estates is bringing in new plans; Chain Lake Estates is on track for the hearing examiner; Pete's Party Pit development project; housing hope on Fremont is completed; plans were submitted for Puget Sound Kidney Center; Providence is coming along; Natural Factors is moving quickly.

Student Representative Harano reported that they won their first official game (Lacrosse). He apologized for missed meeting last week due to his house being broken into.

5. Draft Agenda for May 21, 2013

Mayor Zimmerman presented the draft agenda for May 21, 2013. The garbage update was added to June 4, 2013. A speed bump policy discussion was added for June 11th.

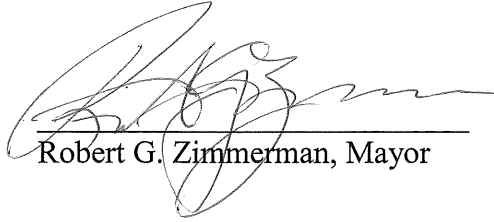
Councilperson Gamble reminded Council that he would be out next week. He commented about the incident report needed for the garbage issue.

Mayor Zimmerman stated that a notice would be sent to Allied to potentially proceed with liquidated damages.

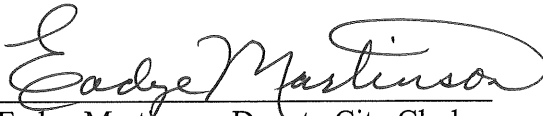
ADJOURNMENT

There being no further business, the meeting was adjourned.

MEETING ADJOURNED: 9:47 p.m.



Robert G. Zimmerman, Mayor



Eadye Martinson, Deputy City Clerk